

(IV) ANY SHUTTERS, AWNINGS, WINDOW BOXES, DOORSTEPS, STOOPS, PORCHES, BALCONIES, PATIOS, AND ALL EXTERIOR DOORS AND WINDOWS OR OTHER FIXTURES DESIGNED TO SERVE A SINGLE UNIT, BUT LOCATED OUTSIDE THE UNIT'S BOUNDARIES, ARE LIMITED COMMON ELEMENTS ALLOCATED EXCLUSIVELY TO THAT UNIT.

(4) A general description of the common elements together with a designation of those portions of the common elements that are limited common elements and the unit to which the use of each is restricted initially;

(5) The percentage interests appurtenant to each unit as provided in § 11-107; and

(6) The number of votes at meetings of the council of unit owners appurtenant to each unit.

(b) The information required by subsection (a), paragraphs (2) through (4) may be incorporated in the declaration by reference to the condominium plat.

(c) Except as provided in § [11-117] 11-120 ~~OR THE DECLARATION~~, the declaration may be amended only with the written consent of ~~every~~ 75% ~~PERCENT OF THE~~ unit ~~owner~~ OWNERS and ~~mortgagee~~ 75% ~~PERCENT OF THE~~ FIRST ~~MORTGAGEES~~. ~~HOWEVER, ANY CHANGE IN THE PERCENTAGE INTERESTS, VOTING RIGHTS, OR ALLOCATION OF ASSESSMENTS REQUIRES THE UNANIMOUS CONSENT OF THE UNIT OWNERS AND MORTGAGEES.~~ An amendment becomes effective on recordation in the same manner as the declaration.

~~(D) THE DECLARATION MAY CONTAIN A DESCRIPTION OF ANY COMMON ELEMENTS WHICH MAY BE ALLOCATED SUBSEQUENTLY AS LIMITED COMMON ELEMENTS, TOGETHER WITH A STATEMENT THAT THEY MAY BE SO ALLOCATED AND A DESCRIPTION OF THE METHOD BY WHICH THE ALLOCATIONS ARE TO BE MADE.~~

(D) (1) THE DECLARATION MAY CONTAIN A DESCRIPTION OF ANY PART OF THE GENERAL COMMON ELEMENTS, SUFFICIENT TO IDENTIFY THEM WITH REASONABLE CERTAINTY, WHICH MAY BE CONVERTED BY THE DEVELOPER TO LIMITED COMMON ELEMENTS BY ALLOCATION TO THE EXCLUSIVE USE OF ONE OR MORE BUT LESS THAN ALL OF THE UNIT OWNERS WITHIN 7 YEARS FROM THE DATE OF RECORDING THE DECLARATION, TOGETHER WITH A STATEMENT THAT THEY MAY BE SO ALLOCATED.

(2) IN THE EVENT OF COMPLIANCE WITH PARAGRAPH (1) OF THIS SUBSECTION, ANY ALLOCATION SHALL BE MADE BY THE DEVELOPER RECORDING AN AMENDMENT TO THE DECLARATION AND TO THE PLAT WHICH DESIGNATE THE AREA BEING ALLOCATED AND THE UNIT OWNER FOR WHOM THE EXCLUSIVE USE IS RESERVED, AND THEREAFTER THE AREA ALLOCATED SHALL BE A LIMITED COMMON ELEMENT.